



Church Farm Yard

Great Gidding, Cambridgeshire, PE28 5NU

RESIDENTIAL DEVELOPMENT SITE with full planning permission for the conversion of two outbuildings and the erection of two new build dwellings. Site Area: Approximately **1 ACRE (0.4 HECTARES)** **FOR SALE BY PRIVATE TREATY**

Bletsoes
— EST. 1881 —

LOCATION

Great Gidding is situated within the District of Huntingdonshire in Cambridgeshire close to the Northamptonshire border. The village lies on the B660, with access to the A1 to the North (4 miles) and the A14 to the south (6 miles). The village is readily accessible via these routes to Huntingdon (10 miles) and the city of Peterborough (13 miles). Not only does the area have good road accessibility but the rail network is equally accessible with both Huntingdon and Peterborough being on the East Coast Mainline, providing services to London Kings Cross which takes approximately 1 hour.

THE SITE

Church Farm is located centrally within the village, fronting onto the western side of Main Street (B660). The site comprises a former farmyard with a range of agricultural buildings and a farmhouse, now suitable for redevelopment. The traditional buildings in the yard are single storey, constructed of local brick with clay pantile roofs, and arranged around a crew yard. To the rear and abutting the traditional buildings is a large English Bros cattle shed.

GREAT GIDDING

Great Gidding is the largest of the three villages known as 'The Giddings', along with Little Gidding and Steeple Gidding. Originally a farming community, it has about 360 residents and is mainly a linear village along the B660, north of Alconbury Brook. Much of the village lies within a Conservation Area and includes notable buildings such as the Parish Church of St Michael. Amenities include a shop, village hall, pub, and mobile post office, with more services available in nearby Huntingdon and full city facilities in Peterborough.

PLANNING

The site has the benefit of full planning permission for the redevelopment, comprising of the conversion of the traditional agricultural buildings, the erection of two new dwellings and the erection of a double garage. This was

achieved via two planning applications, copies of the planning permission REF: 23/01474/FUL and REF: 24/01618/FUL are available in the Information Pack. The English Brother steel lean-to is to be taken down by the developer at their cost and set aside for the vendor to collect and re-erect. The planning Permissions allow for the creation of the following dwellings:

PLOT	BEDS	FLOORS	M2	FT2
1 (Farmhouse)	4 Bed	Two Storey	174	1,872
2	3 Bed	Single Storey	109	1,173
3	4 Bed	Single Storey	144	1,550
4	3 Bed	Single Storey	144	1,550
5	3 Bed	Two Storey	108	1,163

GREATER CRESTED NEWTS DISTRICT LEVEL LICENCE

Due to the presence of Greater Crested Newts, a District Level Licence (DLL) will need to be entered into as per the conditions attached to the grant of planning permission. The vendors had previously entered into a DLL, however, this has now expired. The cost of this previously totalled £4,544.76. The prospective purchaser should make their own enquiries as to the cost for re-entering into the DLL, however, this has now expired. Entry into the DLL would be required by the purchaser.



COMMUNITY INFRASTRUCTURE LEVY

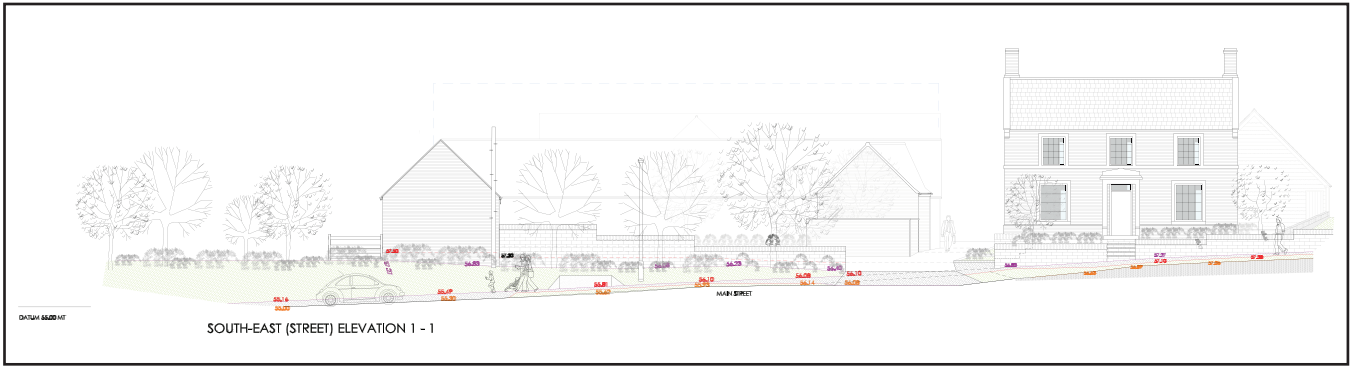
The total CIL liability equates to £24,751.88 for the single plot.

BIODIVERSITY NET GAIN

The site possesses 0.68 units of value before development, therefore, an uplift to 0.75 units will be required. The landowner can provide mitigation on retained land, subject to negotiation.

SERVICES

It is understood that all mains services are available on site. The prospective purchaser should make their own enquiries with the relevant service providers. The vendor will install a mains water feed to the boundary with the pasture land to the rear, including a statutory mains meter.



RIGHTS OF WAY

The vendor will retain ownership of the existing entrance from Main Street, providing a right-of-way for the development and future occupants with obligations to maintain. Rights to lay services where necessary to facilitate the development of the property.

BOUNDARIES

The purchaser will be deemed to have inspected the land and be satisfied as to the ownership of any boundary, tree, hedge or ditch. The purchaser will be obligated to erect a sawn post and four rails with sheep netting fence, along with planting native species hedging along boundaries, including those of the new gardens. The developer is also to erect a 12ft timber five-bar gate between the site and pastureland, to be installed within three months of completion.

TENURE AND POSSESSION

The Freehold interest is offered for sale with Vacant Possession to be given on completion.

ACCESS

The vendor will retain ownership of the Access Drive. Rights to construct the Access Drive and a full right of way will be granted to the Purchaser (and Successors in Title), and the Purchaser will have an obligation to construct the Access Drive to an agreed specification

A copy of the access plan can be requested from the selling agents. The Purchaser (and Successors in Title) will be responsible for maintenance.

PLANS AND AREAS

These have been prepared as carefully as possible and are based on the Ordnance Survey Map for identification purposes only. The purchaser shall have been deemed to have satisfied himself/herself as to the description of the land and any error on this statement shall not annul the sale, nor entitle either party to compensation in respect thereof.



VIEWING

Through an appointment with the Selling Agents or at the roadside with Particulars in hand

LOTING

The sellers preference is to sell the property is offer as a whole, however they would consider the retention of the Farmhouse (plot 1) subject to certain conditions

MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. While we endeavour to make our Sales Particulars accurate and reliable, if there is a point which is of particular importance, please do contact Bletsoes who will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property. Particulars prepared in May 2025.

INFORMATION PACK

An information pack is available from the selling agents. Copies of the planning permission, planning documentation and surveys can be obtained on request.



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IMPORTANT NOTICE Henry H Bletsoe & Son LLP and for the vendors of this property whose Selling Agent they are, give notice that: (i) all statements contained in these particulars as to the property are made without responsibility on the part of the agents or the vendors for any error, mis-statement or omission whatsoever. (ii) none of the statements contained in these particulars are to be relied on as a statement or representation of fact or as any part of the contractual description of the property. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) the vendors do not make or give, and neither agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property. Finally: The property being open to inspection, purchaser(s) shall be deemed to have full knowledge of the state and condition thereof as to the ownership of any tree, boundary or any part of the property. Should any dispute arise between the vendor and the purchaser(s) upon any point not involving a question of law arising out of these particulars, stipulations or plans as to the interpretation be referred to the arbitration of the Selling Agents whose decisions shall be final and binding on all parties to the dispute and in every such arbitration the Selling Agents shall decide how the costs of such reference shall be borne. Particulars prepared: September 2025. Photographs taken: May 2025.